

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number <b>LAW OFFICES</b> <b>MITCHELL J. MAHER</b> , State Bar No. 86301 701 Palomar Airport Road, Suite 300 Carlsbad, California 92009 Tel. # 760/931-4792 Fax # 760/431-7251	FOR COURT USE ONLY  <div style="text-align: center; font-size: 2em; font-weight: bold;">FILED</div>
<b>UNITED STATES BANKRUPTCY COURT</b> <b>CENTRAL DISTRICT OF CALIFORNIA</b>	02 APR -2 PM 3:38
In re:  <b>CROWN AMERICA CAR WASH &amp; LUBE</b> <b>CENTER OF LAKEWOOD, LLC.,</b>  <div style="text-align: right;">Debtor(s).</div>	CASE NO.:  LA 01-46288 TD Chapter 11 Case

## NOTICE OF SALE OF ESTATE PROPERTY

<b>Sale Date:</b> April 17, 2002	<b>Time:</b> 1:30 p.m.
<b>Location:</b> 255 E. Temple Street, Los Angeles, CA 90012	

Type of Sale: ☒ Public ☐ Private Last date to file objections: April 10, 2002

Description of Property to be Sold: Substantially all of Debtor's assets, comprised of car wash, lube center, food court, convenience store and inventory (the "Assets").

Terms and Conditions of Sale: The proposed purchaser is Barry Irwin who seeks to purchase the Assets for the proposed sale price of \$2,200,000. Mr. Irwin will pay \$800,000 in cash and will seek to assume certain loan obligations owed by Debtor to Banco Popular, N.A. in the sum of approximately \$1,400,000.

Proposed Sale Price: \_\_\_\_\_

Overbid Procedure (If Any): The initial overbid must be \$25,000 over the proposed sale price and provided in writing to Mitchell Maher on or before 12:00 p.m. (PDT) on April 16, 2002. The overbid must be accompanied by a refundable deposit in the sum of \$25,000, financial statements or other evidence of cash availability and ability to perform obligations, and a signed agreement that purchase of Assets will occur by May 30, 2002. All additional bids must be in increments of \$25,000.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Mitchell J. Maher, Esq.  
 Law Offices of Mitchell J. Maher  
 701 Palomar Airport Road, Suite 300  
 Carlsbad, CA 92009  
 Tel. # 760/931-4792 Fax # 760/431-7251

Date: April 2, 2002

PROOF OF SERVICE

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES:

I am employed in the county of Los Angeles, State of California. I am over the age of 18 and not a party to the within action. My business address is Buchalter, Nemer, Fields & Younger, 601 South Figueroa Street, Suite 2400, Los Angeles, California 90017.

On April 2, 2002, I served the foregoing document described as: **NOTICE OF SALE OF ESTATE PROPERTY** this action by placing a true and correct copy thereof enclosed in a sealed envelope addressed as follows:


**[PLEASE SEE THE ATTACHED SERVICE LIST]**

- (XX) I am readily familiar with the business practice of collection and processing of correspondence for mailing with the United States Postal Service. I know that the correspondence was deposited with the United States Postal Service on the same day this declaration was executed in the ordinary course of business. I know that the envelope was sealed and, with postage thereon fully prepaid, placed for collection and mailing on this date, following ordinary business practices, in the United States mail at Los Angeles, California.
- ( ) By Personal Service, I caused such envelope to be DELIVERED BY HAND to the above addressee(s).
- () By overnight courier, I caused the above-referenced document(s) to be delivered to an overnight courier service (Federal Express), for delivery to the above-addressee(s).
- () By facsimile machine I caused the above-referenced document(s) to be transmitted to the above-named person(s) at the telecopier numbers so indicated.

I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made.

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

Executed on April 2, 2002, at Los Angeles, California.

  
ROSE PECK

Service

U.S. Trustee  
Office of U.S. Trustee  
221 N. Figueroa Street  
Suite 800  
Los Angeles, CA 90012